104.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	970,300 / 970,300
					USE VALUE:	970,300 / 970,300
					ASSESSED:	970,300 / 970,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		LONGMEADOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TABER PHILIP C
Owner 2:	TABOR JENNIFER MAY
Owner 3:	
Street 1:	44 LONGMEADOW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOJSGAARD HJALTE -
Owner 2:	GIGANTE MELANIE -
Street 1:	44 LONGMEADOW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,940 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Wood Shingle Exterior and 2112 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6940.000	529,800	800	439,700	970,300
Total Card	0.159	529,800	800	439,700	970,300
Total Parcel	0.159	529,800	800	439,700	970,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.42 | /Parcel: 459.4

Legal Description

User Acct 66920

GIS Ref

GIS Ref

Insp Date 05/28/20

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 104.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	246,600	800	6,940.	439,700	687,100	687,100	Year End Roll	12/18/2019
2019	101	FV	220,000	900	6,940.	439,700	660,600	660,600	Year End Roll	1/3/2019
2018	101	FV	220,000	900	6,940.	376,900	597,800	597,800	Year End Roll	12/20/2017
2017	101	FV	236,700	900	6,940.	351,800	589,400	589,400	Year End Roll	1/3/2017
2016	101	FV	236,700	900	6,940.	301,500	539,100	539,100	Year End	1/4/2016
2015	101	FV	221,100	900	6,940.	270,100	492,100	492,100	Year End Roll	12/11/2014
2014	101	FV	221,100	900	6,940.	250,000	472,000	472,000	Year End Roll	12/16/2013
2013	101	FV	221,100	900	6,940.	238,400	460,400	460,400		12/13/2012

!8269!

PRINT

Date	Time
12/10/20	22:50:56

LAST REV

Date	Time
05/28/20	09:01:37
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8269

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIGANTE MELANIE	1507-141		5/11/2017		681,500	No	No		
MAROLDA GENEVI	1427-78		12/3/2012		466,000	No	No		
MAROLDA GENEVI	1266-2		3/26/2003	Family	1	No	No		
	753-190		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/29/2019	437	Heat App	5,000	C				
12/11/2018	1866	Inter Fi	59,000	C				
10/2/2018	1439	Addition	186,800	O				
2/20/2015	168	Redo Bat	14,680					Bathroom remodel.
1/21/2015	85	Manual	2,438					Air sealing and in

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2020	Measured	DGM	D Mann
4/9/2019	Permit Visit	DGM	D Mann
5/20/2015	Permit Insp	PC	PHIL C
6/3/2009	Measured	189	PATRIOT
11/19/1999	Inspected	264	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	264	PATRIOT
7/29/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	66920
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6940		Sq. Ft.	Site		0	70.	0.91	4									439,741						439,700	

Total AC/HA:	0.15932	Total SF/SM:	6940	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 439,741	Spl Credit	Total: 439,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE/BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1952	Eff Yr Blt:	2019
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	0.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23178184
Const Adj.:	0.99989998
Adj $ / SQ:	153.957
Other Features:	103741
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	532965
Depreciation:	3198
Depreciated Total:	529767

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

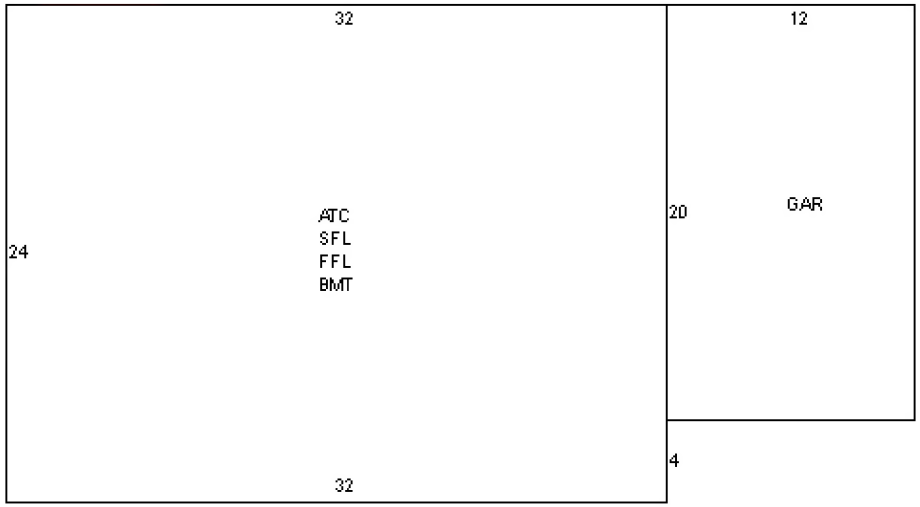
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	186.29
Special Features:	0	Val/Su Net:	188.34
Final Total:	529800	Val/Su SzAd	293.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	68.700	52,764
FFL	First Floor	768	153.960	118,239
SFL	Second Floor	768	153.960	118,239
ATC	Attic	269	153.960	41,384
GAR	Garage	240	25.410	6,099
	Net Sketched Area:	2,813	Total:	336,725
Size Ad	1804.7999	Gross Are	3312	FinArea 2112

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 104.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	101						
19	Patio	D	Y	1	10X36	A	AV	1980	3.29	T	31.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:	Total: 800